

WARRANTY DEED

Statutory Short Form

NO TRANSFER
TAX PAID

019186

I, **Robin B. Johnston** of Waterville, Kennebec County, State of Maine, for consideration paid, grant and convey to **Paul F. Johnston**, of 83 First Rangeway, Waterville, Maine 04901, with Warranty Covenants, the real estate described as follows:

42-83

A CERTAIN lot or parcel of land situated in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows, to wit:

ON Plan of Rosemar Park as amended, made for L.N. Violette Co., Inc. April, 1951, and recorded in Kennebec Registry of Deeds, Plan Book 17, Pages 86 and 87, to which plan reference is hereby made for a more particular description.

BEGINNING at a point on the east line of the First Rangeway four (4) feet northerly along the east line of the First Rangeway from the northwest corner of Lot No. 118 on Plan of Rosemar Park; thence easterly along a line seventy-one (71) feet, more or less, to an iron pin at the northeast corner of Lot No. 118; thence easterly one hundred (100) feet along the north line of Lot No. 122 to the west line of proposed street; thence northerly one hundred (100) feet along the west line of said proposed street and street line extended to the southeast corner of Lot No. 120; thence westerly one hundred twenty-eight (128) feet, more or less, along the southerly line of Lot No. 120 to the east line of the First Rangeway; thence southerly along the east line of the First Rangeway one hundred seven (107) feet to the point of beginning. Meaning and intending to convey the entire portion of Lot No. 121 and major portion of Lot No. 119 with the exception of a triangular strip four (4) feet on the First Rangeway from the southerly side of Lot No. 119 as shown on a Plan of Rosemar Park.

THIS conveyance is made subject to restrictions contained in Trustee's Deed from Raoul H. Violette, Trustee u/w Louis N. Violette to Edwin F. Pinkham and Frances E. Pinkham, dated January 24, 1956, and recorded in Kennebec Registry of Deeds, Book 1032, Page 392.

ALSO hereby conveying the land described in the following deeds:

DEED from James Harvey dated March 9, 1973, and recorded at the Kennebec County Registry of Deeds in Book 1646, Page 215.

DEED from Thomas and Gloria Drummond dated March 9, 1973, and recorded at the Kennebec County Registry of Deeds in Book 1646, Page 226.

DEED from William and Terry Violette dated November 2, 1971, and recorded at the Kennebec County Registry of Deeds in Book 1580, Page 801.

SPECIFICALLY excepted from this conveyance is the land described in the following deeds:

DEED from Edwin and Frances Pinkham to James Harvey dated March 9, 1973, and recorded at the Kennebec County Registry of Deeds in Book 1646, Page 219.

DEED from Edwin and Frances Pinkham to Thomas and Gloria Drummond dated March 9, 1973, and recorded at the Kennebec County Registry of Deeds in Book 1646, Page 221.

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SEE survey for Edwin and Frances Pinkham by Harvey Mitchell dated January 1973, and recorded at the Kennebec County Registry of Deeds in Plan Book 44, Page 45 as well as subdivision plan for James P. Violette by K & K Land Surveyors dated April 1987, and recorded at the Kennebec County Registry of Deeds in File No. D-87077.

BEING the same premises conveyed to Paul F. Johnston and Robin B. Johnston by Warranty Deed from Stephen FE. Pinkham and Michelle M. Pinkham dated November 18, 1993, and recorded at the Kennebec County Registry of Deeds in Book 4556, Page 309.

By execution and delivery of this deed, Robin B. Johnston acknowledges full receipt of all sums due under the Divorce Judgment relating to the real estate and satisfaction of all of the obligations of Paul F. Johnston with respect to the real estate pursuant to the Divorce Judgment.

WITNESS my hand and seal this 11 day of July, 2001.

Signed, Sealed and Delivered
in the presence of:

Pamela A. Gilbert

Robin B. Johnston
Robin B. Johnston

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 11, 2001

Then personally appeared the above named Robin B. Johnston and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Pamela A. Gilbert

Notary Public

Print PAMELA A. GILBERT

Name: NOTARY PUBLIC MAINE

MY COMMISSION EXPIRES OCTOBER 19, 2003



RECEIVED KENNEBEC SS.

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ATTEST: Theresa R. M. Mearns
REGISTER OF DEEDS